FACTORS RESPONSIBLE FOR THE POOR HOUSING CONDITION: A CASE STUDY OF DADU CITY, PAKISTAN

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ABSTRACT

Housing is a life's necessity. Human being needs a house to shield from the different elements, which may influence quality of life, health of residents and community's efficiency. Thus, providing decent quality housing for public has always been a big challenge for most countries around the world. Variety of steps were taken to achieve this housing sector direction. However, defining the requirements for providing quality housing and determining housing standards has always been a major constraint, particularly with respect to housing quality. Some of the housing parameters are subjective and contextual, such as socio-economic, physical, and management aspects. Hence, this research aims to explore the concept of quality housing and to identify the factors those are responsible for poor housing. The sampled data were gathered through a questionnaire survey. Using 384 questionnaires, those were floated among the residents of Dadu city, Pakistan. SPSS-20 was used to interpret the data and Cronbach's reliability test was also applied. Findings reveal that there are several factors affecting the housing quality that need to be considered for qualitative housing provisions

Keywords: Housing, Factors, Affordability, Residents Perception.

I.   INTRODUCTION

Housing is a crucial component of the right to a fair quality of living, and it is one of the most fundamental human rights. Housing that is adequate and low-cost is necessary not only for security and comfort, but also for social stability and national growth [1, 2]. The housing sector contributes significantly to economic growth and stability by creating jobs in construction and materials, as well as increasing demand for financial services. The housing and construction business may absorb a huge number of skilled and unskilled employees, lowering unemployment and, as a result, poverty in the country [3]. Accommodation quality study has gathered greatly responsiveness in urban studies but these have been mostly accompanied for urban locales in developed countries [4] . Due to occurrences of substandard housing may leads to increase urban sprawl each day that results in eradicating cities, worsening the quality of life of the inhabitants and destroying urban fabrics[5]. Series of interconnected factors are the main causes to form substandard settlements. Likewise, lacks in the provision of affordable accommodation for low-income people of urban area, migration (rural to urban), population trends, economic susceptibility, weak supremacy (mostly in policy making, planning and real estate management, that results in the land grabbing) and movement due to environmental conditions [6]. Housing quality can also be justified since it is a social and physical infrastructure whose quality and quantity serve as indicators of living standards, technological advancement, culture, and civilization [7].

Housing is a collection of long-term assets that make up a large share of a country's wealth and on which households spend a significant portion of their income [8]. Housing has been a recurring topic in economic, social, and political arguments for these reasons, frequently with highly charged emotional content [9]. Over the years, the challenges of population explosion, continual flow of people from rural to urban areas, and a lack of basic infrastructure essential for a reasonable level of living have exacerbated housing concerns [9]. Access to this essential need by the poor, who make up the majority of the world's population, has remained a mirage, and it must be addressed urgently [10].

II.   METHODOLOGY

Study Area

Dadu City is selected as case study for this research. There are 29 districts in Sindh province, Dadu district is one of them. There are four talukas or Tehsils in district Dadu. The area of Dadu is 19070 square Km. Dadu city

is serving as a head quarter city of Dadu district, so the housing sector of dadu city has taken as a case study for his research as shown in Fig.1
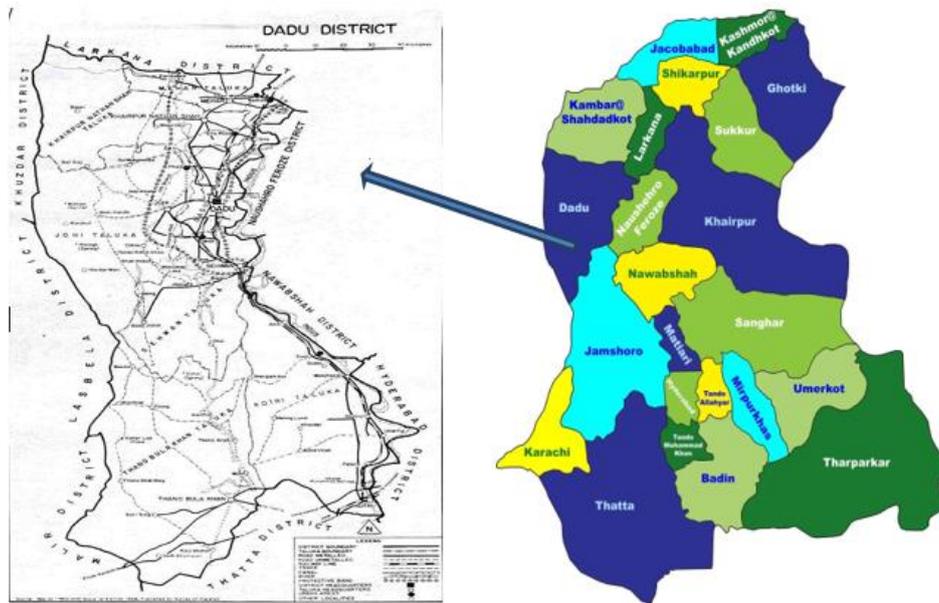

Fig.1: Study Area Map

Data Collection

The study aims to identifying the factors responsible for poor housing condition through resident's perception. The factors responsible for poor housing condition were recognized through pervious research work (Literature Review). Then, semi-structured interviews were conducted form field experts for further verification of those factors which were gathered form Literature review. Finally, a questionnaire survey was conducted to gather the necessary information. The factors which affect the affordability measures as shown Table I were identified through Literature for validation.

Data Analysis

SPSS-20 (Statistical Package for Social Sciences) was used to interpret the gathered data and Cronbach's reliability test was also applied. The achieved results can be seen in the practice of graphs and table.

III.   RESULTS AND DISCUSSION

The factors responsible for the poor housing quality in the study were identified from the literature review that were explained by different researchers in their research work. Further those were studied by conducting unstructured interviews with various field experts. Those factors are further dived into three phases in the questionnaire form like Physical factors, Socio-economic factors, and Management factors. These factors were ranked using the Likert scale (1 = Strongly disagree, 2 = Disagree, 3 = Uncertain, 4 = Agree, and 5 = Strongly Agree). The Mean and Standard Deviation values of the data collected from these 384 respondents were calculated and examined. The components were then ordered in descending order of Mean value, with the barrier with the highest Mean value at the top. TABLE II displays the Mean and Standard Deviation for all of the parameters mentioned by the Residents.

Table. I: Factors Identified from Literature

S.No.	Factors	Empirical Evidence
1.	Poor solid waste management system	[7, 13-15]
2.	Lack in provision of utility services(i.e. Electricity, water supply and gas)	[4, 14, 16-19]
3.	Unnecessary speed breakers at the streets	[14, 18, 20]
4.	Inadequate width of streets	[14, 18, 20]

5.	Low household income and unemployment	[3, 4, 13, 16, 18, 19, 21-24]
6.	Lack of recreational facilities in the neighborhood	[4, 7, 13, 14, 16, 21, 25]
7.	Dead end streets through encroachment	[14, 18, 20]
8.	Reluctance of SBCA in implementing the housing bye-laws	[17, 26-32]
9.	Encroachment of houses on street	[14, 17, 18, 20]
10.	Lack of coordination between private developers and Government Departments	[17, 33]
11.	Lack of public participation in decision/policy making	[15, 17, 33]
12.	Inappropriate alignment of houses	[15, 34]
13.	Poor land management practices by government land department	[15, 35]
14.	High land Prices	[24, 34, 35]
15.	Improper design of house/Irregular shape of plots	[3, 4, 13-18, 21, 23, 36-39]
16.	Poor financing methods	[15, 34]
17.	High cost of material	[4, 13, 16, 21, 24, 36, 38]
18.	Lack of Suitable land for housing	[24, 35]
19.	Poor orientation of buildings	[4, 15, 18, 25, 35]
20.	Are People willing to adopt changes for the betterment of housing conditions	[15, 24]
21.	Faulty layout of houses	[3, 15, 16, 21, 36, 38, 39]
22.	Substandarised construction material used in house	[4, 13, 16, 21, 36, 38]

Table I shows the factors identified by other researchers validating that these factors in worldwide context considered responsible for the poor-quality housing. These evidence and characteristics would remain helpful in better understanding of the poor-quality housing.

Table. II: Mean Scores and Standard Deviation of Factors Identified by Residents

S#N	Factors	N	Mean	Std. Deviation	Rank
1	Poor solid waste management system	384	4.42	.944	1st
2	Lack in provision of utility services(i.e. Electricity, water supply and gas)	384	4.41	.901	2nd
3	Unnecessary speed breakers at the streets	384	4.40	.961	3rd
4	Inadequate width of streets	384	4.40	1.020	4th
5	Low household income and unemployment	384	4.30	1.096	5th
6	Lack of recreational facilities in the neighborhood	384	4.23	1.063	6th
7	Dead end streets through encroachment	384	4.13	.972	7th
8	Reluctance of SBCA in implementing the housing bye-laws	384	4.09	1.192	8th
9	Encroachment of houses on street	384	4.06	1.050	9th

10	Lack of coordination between private developers and Government Departments	384	3.96	1.280	10th
11	Lack of public participation in decision/policy making	384	3.95	1.146	11th
12	Inappropriate alignment of houses	384	3.92	1.040	12th
13	Poor land management practices by government land department	384	3.92	1.275	13th
14	High land Prices	384	3.84	1.168	14th
15	Improper design of house/Irregular shape of plots	384	3.66	1.278	15th
16	Poor financing methods	384	3.58	1.282	16th
17	High cost of material	384	3.54	1.116	17th
18	Lack of Suitable land for housing	384	3.47	1.310	18th
19	Poor orientation of buildings	384	3.34	1.174	19th
20	Are People willing to adopt changes for the betterment of housing conditions	384	3.23	1.306	20th
21	Faulty layout of houses	384	3.14	1.348	21st
22	Substandarised construction material used in house	384	3.13	1.307	22nd

Table II shows the mean, standard deviations and the ranks attained by each of the 22 factors however it can be witnessed that the poor solid waste management found as the highest factor responsible for the poor housing quality with mean score of 4.42 and standard deviation .944 whereas sub standardized construction material of houses is the least factor responsible with a mean score 3.13 and the standard deviation 1.307.

The Cronbach's alpha value is used to determine whether the results acquired from the respondents are reliable. For all of the elements that contribute to bad housing conditions, the aggregate alpha value is determined. Table III shows that the Cronbach's alpha value of the obtained data from respondents is 0.707.

Table. III: Reliability Test of Factors Responsible for Poor Housing Condition

Reliability Statistics	
Cronbach's Alpha	**N of Items**
.707	22

IV.   CONCLUSION

Housing is a multi-faceted and dynamic phenomenon says researcher by concluding the study. As a result, it will be necessary to analyze various parameters in order to develop a model that can be used as a guideline for designing and delivering standard housing, especially individual and family needs, physical, physical, economic, affordable, social, cultural, housing unit or space needs, environmental, community , Place, duration, and structural principles, and occupant psychology, all of which can be used to develop guidelines or requirements for the planning and construction of high-quality housing. The research presented provided a comprehensive overview of the criteria used for the evaluation of housing quality in existing studies. As identified by the different authors in their research work, there are many factors which shows the quality of housing condition. To know the housing conditions, the criteria were grouped into three factors: physical factors, Socio-economic factors, and management factors. Furthermore, these factors are subdivided into 22 parameters, which defined the main causes responsible for poor quality of housing provision. To identify those factors which results in poor condition of housing, a questionnaire survey was conducted from the local residents to know the existing

condition of housing. Top 10 factors from local residents prospection through questionnaire survey as were aimed to achieve for the study resulted in following factors that are Poor solid waste management system , Lack in provision of utility services, Unnecessary speed breakers at the streets , Inadequate width of streets, Low household income and unemployment, Lack of recreational facilities in the neighborhood, Dead end streets through encroachment, Reluctance of SBCA in implementing the housing bye-laws, Encroachment of houses on street and Lack of coordination between private developers and Government Departments. These factors are important in understanding the poor quality of housing and the reasons behind their worst condition however, these factors are also a tool in planning of the residential schemes by setting the quality ingredients as identified.

V.   REFERENCES

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